

Introduction

This brochure gives you the practical information needed to prepare your stay at Villa Irene. Should you still have any questions after reading the information, please do not hesitate to send an email to info@villairene.be, or give a call to Patrick De Boeck, 0495 59 27 68.

About the holiday house

Villa Irene is located at the outskirts of the typical small Ardennes village of Rienne, halfway between Dinant and Bouillon, in the heart of the Belgian Ardennes.

The fully renovated holiday house is a detached house with a 17-acre garden with spacious terrace (BBQ available), located on a dead end street leading directly to the forest. The house is within walking distance of the village of Rienne (700 inhabitants) which is a part of the somewhat larger municipality of Gedinne. The house offers a capacity of up to 15 people spread over 4 bedrooms and two bathrooms.

It is an ideal environment for getting a good rest, but also for people seeking outdoor activities: dozens of hiking and mountain bike trails, cross-country skiing, kayaking on the Lesse or the Semois, Bouillon castle, Han's caves, stone quarries in Bertrix, are just some of the many tourist attractions in the area.

The house is ideally suited for a small family reunion, with or without children, or just to spend a relaxing time with friends. Pets are welcome by mutual agreement and good arrangements. Groups of unaccompanied young people and bachelor or student parties are not allowed.

Making the reservation

The reservation is confirmed after signature of the contract and the payment of the deposit, representing 30% of the rent. This must be done within ten days after receipt of the contract. Otherwise, the property will be released again for rent.

Payments must always be done on account number BE44 9731 7559 0545 (BIC: ARSPBE22). For making our administration easier, please also mention the start date of your stay in the comment field of the wire-transfer.

Payment of balance, charges and guarantee.

Balance, advance on charges and guarantee must be transferred 30 days before the start of the stay. When signing the contract, also state the account number on which you want to return the guarantee, after deduction of the costs. The guarantee is paid back within 14 days after the stay, after deduction of charges as mentioned below.

Charges

Following charges apply:

- Regular cleaning: 85 €
- Electricity: 0,45 € per kWh according to consumption
- Fuel oil: 0.95 € per liter according to consumption
- Waste: 5 euro per (left) bag
- Additional cleaning costs (only if the house is not left in a correct condition)
- Possible damage

Water and tourist tax is included in the rental price.

The costs for cleaning are deliberately low. We therefore expect that the house will be left after the stay "brush clean".

Location

Rue Léon Demars, 33, 5575 Rienne (Gedinne)

GPS Coordinates: 49°59'44"N 4°53'30" E

Layout of the bedrooms

The house offers a maximum capacity of 15 sleeping places, divided between double and single beds. For insurance reasons it is not allowed to exceed this capacity.

To make the preparation easier, please find below the layout for the rooms:

Bedroom	Sleeping places (Adults)	Beds
1. Purple Room	2	Double bed 160x200
2. Brown Room	4	Double bed 140x200 Bunk bed 90x200
3. Blue Room	4	Double bed 140x200 2x Single bed 90x200 1x Infant bed
4. Red Room	5	Double bed 140x200 3x Single bed 90x200

Unprotected Down blankets and pillows (70x70) are provided for each bed

Cooking and Eating

The fully equipped kitchen has a large electric stove, oven, microwave, coffee maker, kettle and dishwasher. For the sake of fire safety, the use of a fries boiler is not allowed.

The dining area offers two dining tables of 10 and 6 places respectively. These are in the same area. The outdoor terrace has two picnic tables of up to 8 people each.

A baby chair and toddler chair are also available.

What to bring with you?

Do not forget to bring the following items yourself:

- Sheets, Down blanket covers and pillowcases (unprotected down blankets and pillows are provided). For dimensions see above
- Towels & washcloths
- Kitchen towels
- Toilet paper (usually limited supply is present)
- Dishwashing cubes

What is provided?

- Kitchen utensils: pots pans cutlery, glasses etc ..
- Some non-perishable small foods such as herbs, sugar, tea, coffee, oil, ..
- Down blankets and pillows (without covers)

- For the youngest: cot, changing pad, baby bath, baby and toddler chair, toilet bowl, microwave.
- Cleaning utensils and products

With regard to non-perishable small foods, the principle applies: "You take something and you leave something", so you may fill up some of the stock level for the next guest.

Keys

The key can be picked up in the village at the following address. (French-speaking only, so maybe you might need some practice)

- Jocelyne Selec, Rue Léon Matthieu 44, Rienne
- Tel +32 (0) 61 587 172, mobile phone +32 (0) 476 713 926

Before getting there, please make a quick phone call to report the estimated arrival time.

On arrival

Check on arrival if everything is as expected and there are no defects.

During your stay

There are leaflets available for possible tourist excursions, as well as a walking map of the area. These will of course stay available also to the next tenant.

There is a strict non-smoking policy.

Use the radiators in the basement (indoor play area) only if needed. This to avoid unnecessary heating costs.

In case of overload, the main fuse can be reactivated in the garage. Firmly press the button on the meter box.

Sleeping and washing

Sheets, pillowcases, down blanket covers (unprotected down blankets available) and / or sleeping bags, towels, kitchen towels need to be brought. Any cleaning costs due to non-use of sheets or pillowcases will be deducted from the guarantee.

There is a washing machine, iron and ironing board for a small laundry. Laundry powder should be brought along.

Dogs

Maximum 2 dogs are allowed provided that they comply with some strict house rules.

- They do not come in the bedrooms nor lie in the seats.
- They sleep in the closed porch
- The garden is tidy and cleaned by the tenant after the stay. Dispose of everything on the compost heap, or when using plastic bags, in the bin. Next tenants also love a nice garden..

Use of the terrace

Villa Irene is located in one of the quietest areas of Belgium, and every sound is heard over several kilometers. Therefore, with respect for the neighbors' night sleep, it is forbidden to use the terrace after 22h00. In case of complaints, the full guarantee will be withheld and you will be asked to leave the property immediately.

Use of the fireplace

The fireplace can be used to create an enjoyable evening. If you wish to buy wood, this can be purchased from the concierge. Please ask for a week in advance, and pay off immediately with the concierge on arrival.

When using the fireplace, do not forget to open the valve. If forgotten, the fire alarm will be activated.

Use of the Hottub (optional)

It is possible to rent a Hottub for 4 people. When rented, the hottub will be prepared so that it is filled with (hot) water on arrival.

The hottub has a heating and filter system, so that it is available for the entire duration of the stay.

When the hottub is not in use, leave the cover on the tub, as to save energy (the tub is electrically heated)

For safety reasons, follow also the following instructions:

- Children under the age of 16 should always be supervised by an adult. A hottub is not a splash bath..
- No drinking glasses or other sharp / fragile objects in the tub. Use only plastic drinking glasses

Waste

Green waste may be deposited in the garden on the compost heap.

Paper and Glass (washed out) may be deposited in the basement in the designated area.

Remaining residual waste is charged at 4 € per bag. These costs are deducted from the guarantee

At time of departure

Please respect the time of departure. We would like to make the house also clean and tidy for our next guests. Depending on the day of departure, please vacate the property before the time as stated below (unless otherwise agreed):

- Departure on a weekday (Monday-Friday): before 10h30
- Departure on Sundays or on days of extended weekend: before 19h00

When you leave the property, please pay attention to the following:

- Set the thermostat (living) in the fully off position
- Switch off electrical appliances (especially electric heating!)
- Switch off the lights
- Close all windows
- Empty the refrigerator
- Clean used appliances (oven, microwave, etc.)
- All vegetable and fruit waste on the compost heap in the back of the garden
- The dishwasher emptied and the kitchen utensils back on their place
- Leave the house in a decent condition (brush clean)
- Return the key to the concierge
- Report any damage

In case of problems

- Patrick and Griet (property owners): tel 016 35 07 58, mobile phone 0495 59 27 68
- Jocelyne (local concierge): tel 061 587 172, mobile phone 0476 713 926

Enjoy your stay!